153.0	0007	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	760,600 / 760,600
					USE VALUE:	760,600 / 760,600
					ASSESSED:	760,600 / 760,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		BELLINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BAKER ROY E & LINDA R
Owner 2:	
Owner 3:	
Street 1:	41 BELLINGTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Vinyl Exterior and 2132 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	300,500	4,100	456,000	760,600
Total Card	0.115	300,500	4,100	456,000	760,600
Total Parcel	0.115	300,500	4,100	456,000	760,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 356.75 | /Parcel: 356.75

Legal Description

Entered Lot Size | Total Land: | Land Unit Type:

User Acct 102123

GIS Ref

GIS Ref

Insp Date 04/27/18

!12053!

PREVIOUS ASSESSMENT

Parcel ID: 153.0-0007-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	300,500	4100	5,000.	456,000	760,600		Year end	12/23/2021
2021	101	FV	291,200	4100	5,000.	456,000	751,300		Year End Roll	12/10/2020
2020	101	FV	291,400	4100	5,000.	456,000	751,500	751,500	Year End Roll	12/18/2019
2019	101	FV	229,200	4100	5,000.	427,500	660,800	660,800	Year End Roll	1/3/2019
2018	101	FV	229,200	4100	5,000.	353,400	586,700	586,700	Year End Roll	12/20/2017
2017	101	FV	229,200	4100	5,000.	324,900	558,200	558,200	Year End Roll	1/3/2017
2016	101	FV	229,200	4100	5,000.	296,400	529,700	529,700	Year End	1/4/2016
2015	101	FV	223,500	4100	5,000.	290,700	518,300	518,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:47:11

LAST REV

Date	Time
11/07/18	14:41:06
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12053

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15732-254		8/1/1984		139,000	No	No	Y	

USER DEFINED

Prior Id # 1:	102123
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/26/2018	1394	Re-Roof	7,600	C				
6/6/1996	235		22,700					13X16 ADDITION +WD
6/3/1993	233		6,000					7X26 ENCLOSED PORC
6/3/1993	232	Manual	1,000					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
4/27/2018	MEAS&NOTICE	BS	Barbara S
1/8/2009	Measured	372	PATRIOT
11/22/1999	Meas/Inspect	264	PATRIOT
8/14/1997		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 456,000 | Spl Credit: | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	1 - Wood Shingl	12	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.25728738
Const Adj.:	0.98000199
Adj $ / SQ:	160.179
Other Features:	71000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	408313
Depreciation:	107795
Depreciated Total:	300518

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

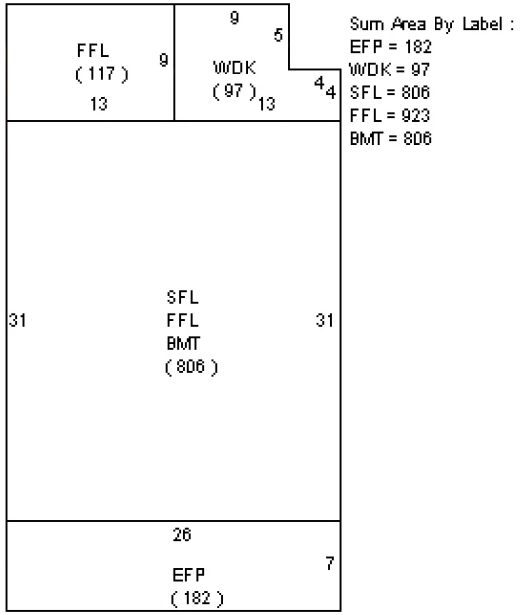
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	160.18
Special Features:	0	Val/Su Net:	106.79
Final Total:	300500	Val/Su SzAd	173.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	923	160.180	147,845
BMT	Basement	806	63.670	51,319
SFL	Second Floor	806	160.180	129,104
EFP	Enclos Porch	182	41.340	7,524
WDK	Deck	97	15.680	1,521

Net Sketched Area:	2,814	Total:	337,313
Size Ad	1729	Gross Area	2814	FinArea	2132
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0007-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	16X18	A	AV	1925	23.68	T	40	101			4,100			4,100

More:	N	Total Yard Items:	4,100	Total Special Featues:		Total:	4,100

IMAGE

AssessPro Patriot Properties, Inc